

Bicester Town Council



Planning Committee Meeting

Ref: PL11/2324

**Tuesday 27th February 2024
at 19:00hrs**

**The Chamber Room, Bicester Town Council, The
Garth, Launton Road, Bicester, Oxon OX26 6PS**

Members:

Cllr Nick Cotter – **Chairman**, Cllr Damien Maguire – **Vice-Chairman**
Cllr Tom Beckett, Cllr Donna Ford, Cllr Dan Hallett, Cllr Sam Holland,
Cllr Rachel Mallows, Cllr Nicholas Mawer, Cllr Rich Oliver, Cllr Christopher Pruden,
Cllr Les Sibley, Cllr Jim Webb, Cllr Paul Wheatley

Other Circulation, Substitute Members:

Cllr Harry Knight, Cllr Alisa Russell

Other Circulation:

Cllr John Broad, Cllr Calum Miller, Cllr Sandy Dallimore, Cllr Simon Lytton,
Cllr Lynn Pratt, Cllr Dan Sames and Cllr Michael Waine



Council Offices, The Garth
Launton Road
Bicester
Oxon OX2 6PS
Telephone: 01869 252915
Email: enquiries@bicester.gov.uk
www.bicester.gov.uk

19 February 2024

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the **Planning Committee** at **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS** on **Tuesday 27th February 2024** to commence at **19:00hrs** for the transaction of the following business.

Phil Evans
Town Clerk

Agenda

All Council Meetings are open to the public and press, unless otherwise stated.

1. Apologies for Absence

To consider apologies and reasons for absence. Committee members who are unable to attend the meeting should notify Bicester Town Council (enquiries@bicester.gov.uk) prior to the meeting, stating the reason for absence.

2. Declarations of Interest

Councillors are reminded to declare any interests on any item on this Agenda in accordance with Bicester Town Council's Code of Conduct.

2.1 Councillors are reminded to declare any interests on any item on this agenda in accordance with Bicester Town Council's Code of Conduct.

2.2 Declarations of Interest for District & County Councillors

District Councillors and County Councillors on this Planning Committee will make their comments and decisions based upon information available at the time of the Meeting. It is accepted that District and County Councillors may come to different decisions in the light of more information being made available at District or County Planning Meetings.

3. Minutes of the Planning Meeting

(Pages 5 - 16)

To confirm the **MINUTES** and **RESOLUTIONS** of the following Planning meeting:

- PL07/2324 – 7th November 2023
- PL09/2324 – 9th January 2024
- PL10/2324 – 6th February 2024

4. Public Session

In accordance with Standing Orders 1 d-f, members of the public may make representations, ask questions and give evidence in respect of any item of business included in the agenda. Time allocated shall not exceed 10 minutes. No member shall speak for more than 2 minutes.

5. Updates on large developments and associated issues

North West Bicester
Graven Hill
Garden Town
Other business strategic sites

5.1 North West Bicester**5.2 Graven Hill****5.3 Other Business Strategic Sites****6. Planning applications from Cherwell District Council**

(Pages 17 - 18)

Committee is asked to consider and comment on the attached list of applications.

Members are advised that the full planning applications are available for inspection on the Cherwell District Council website.

7. Notification of planning decisions from Cherwell District Council

(Page 19)

Committee is asked to **REVIEW** the attached planning decisions.

8. Withdrawn plans

(Page 20)

The Committee is asked to **NOTE** the attached Withdrawn Plan.

9. Refused plan

(Pages 21 - 24)

The Committee is asked to **NOTE** the attached Refused Plan.

10. Forward Plan

(Page 25)

The Committee is asked to **REVIEW** and **COMMENT** on the Forward Plan.

11. Date of Next Meeting

Tuesday 16th April 2024 – 7pm, The Chamber Room, Garth House

Close of meeting

Agenda: PL11/2324 Planning Committee
Tuesday 27th February 2024

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 7th November 2023** at **19:00 hrs** at the **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS**.

Present:

Cllr Nicholas Mawer – Acting Chairman
Cllr Donna Ford
Cllr Sam Holland
Cllr Rachel Mallows
Cllr Nicholas Mawer
Cllr Christopher Pruden
Cllr Les Sibley
Cllr Paul Wheatley

In Attendance:

Paul Canning – Service Manager
Julie Trinder – Administration Officer – Civic & Democratic

94/2 Apologies for Absence

324 RESOLVED that apologies for absence were received from Cllr Nick Cotter, Cllr Damien Maguire, Cllr Tom Beckett, Cllr Dan Hallett and Cllr Jim Webb.

Due to the absence of Cllr Nick Cotter and Cllr Damien Maguire, Cllr Nicholas Mawer was voted as Chairman for this meeting.

95/2 Councillors are reminded to declare any interests on any item on this agenda in accordance with Bicester Town Council's Code of Conduct.
324 RESOLVED that no declarations of interest were made.

96/2 Declarations of Interest for District & County Councillors

324 RESOLVED that declarations of interest were received from Cllr Donna Ford, Cllr Christopher Purden, Cllr Nicholas Mawer and Cllr Les Sibley as Cherwell District Councillors and Cllr Donna Ford and Cllr Les Sibley as Oxfordshire County Council on the Planning Committee will make their comment's and decisions based upon information available at the time of the meeting. It is accepted that District and County Councillors may come to different decisions in the light of more information being made available at District or County Planning meetings.

97/2 Minutes of the Planning Meeting

324 RESOLVED that **MINUTES** and **RESOLUTIONS** of the Planning Committee meeting **PL06/2324 – 3rd October 2023** will be signed at a later meeting due to amendments that need to be made:

- Cllr Tom Beckett declared an interest as a Cherwell District Councillor
- Cllr Sam Holland sent his apologies
- Cllr Rachel Mallows did not declare an interest as was recorded

98/2 Public Session

Minutes: PL07/2324: Planning Committee Meeting
Tuesday 7th November 2023

Page 1 of 4

Signed

Dated

- 324** Members of the public addressed the meeting with their concerns regarding the proposed plans to transform Bicester Market Square and requested that car access to the Market Square is kept and that there is adequate parking for disabled shoppers.

Cllr Donna Ford provided a verbal update regarding the Bicester Market Square.

99/2 Cherwell Local Plan Review

- 324** Paul Fong and Matthew Roberts of JBP Associates Ltd, gave a presentation regarding their alternative strategy to the Cherwell Local Plan Review.

100/ Updates on large developments and associated issues

2324

101/ North West Bicester

- 2324** No report given.

102/ Graven Hill

- 2324** No report given.

103/ Other Business Strategic Sites

- 2324** No report given.

104/ Planning applications from Cherwell District Council

- 2324** **23/02430/CDISC – C/O Roundabout at Junction with Banbury Rd Southwold Lane**
RESOLVED that Bicester Town Council has no comment on this planning application.

23/02486/F – Larkrise 1C Rowan Road Bicester OX26 2HN

RESOLVED that Bicester Town Council has no objections to this planning application.

23/02565/F – 1 Crown Walk Bicester OX26 6HY

RESOLVED that Bicester Town Council would prefer not to have another betting shop in the town centre, but has no objection to this planning application.

23/02645/F – 20 Wensum Crescent Bicester OX26 2GL

RESOLVED that Bicester Town Council has no objections to this planning application.

23/02647/F – 41 Lancaster Close Bicester OX26 4TT

RESOLVED that Bicester Town Council has no objection to this planning application.

23/02715/REM – Land North of Bicester Garden Centre Oxford Road

RESOLVED that Bicester Town Council has no objection to this planning application however, a missed opportunity for the applicant to install a solar roof on this property.

23/02738/F – 35 Churchill Road Bicester OX26 4TR

RESOLVED that Bicester Town Council has no objection to this planning application.

23/02743/ADV – Waylands Kia Bicester Joblings Garage Launton Road OX26 6PZ

RESOLVED that Bicester Town Council has no objection to this planning application.

23/02758/F – 8 Friend Way Ambrosden OX25 2AY

RESOLVED that Bicester Town Council has no objection to this planning application.

23/02771/F – 5 Swift Close Bicester OX26 6YN

RESOLVED that Bicester Town Council has no objection to this planning application, however, they do have concerns with the loss of car parking space adding pressure to on street parking in this area.

23/02890/F – Tysul House 3 Church Street OX26 6BA

RESOLVED that Bicester Town Council has no objection to this planning application.

23/02443/F – 28 York Close Bicester OX26 4XE

RESOLVED that Bicester Town Council object to this planning application due to:
Over development of the site
Residents concern for safety of children crossing the road in this area.

23/02687/F – 53 Buckingham Road Bicester OX26 3EY

RESOLVED that Bicester Town Council object to this planning application due to:

- The proposed structural works are not sound
- Concern with overdevelopment of the site
- Concern that the planning application is for a HMO
- Not in keeping with street scene
- To close to pedestrian crossing, concern with close proximity to road crossing impinging on neighbours property.

23/02704/F – 28 Baliol Road Bicester OX26 4HP

RESOLVED: that Bicester Town Council object to this planning application due to the change of use and concerns over reduction of visibility due to relocation of fence to the front of the garden.

23/02806/F – 32 Kings End Bicester OX26

RESOLVED that Bicester Town Council object to this planning application due to:
Overdevelopment of site
Access from rear onto Fox Lane is a concern
Traffic movement and pedestrian access in the area a concern.

23/02853/F – 77 Kempton Road Bicester OX26 1AD

RESOLVED that Bicester Town Council object to this planning application due to the provision of roof light dormers might overlook neighbouring properties resulting in affecting neighbours privacy.

23/02722/TPO – 31 Hunt Close Bicester OX26 6HX

RESOLVED that Bicester Town Council will leave this to the Arboriculture officer.

23/02685/F – 73 Kingsclere Road Bicester OX26 2JL

RESOLVED that Bicester Town Council object to this planning application due to

- Concerns for the overload of HMO's in the residential area.
- The position of the proposed development will be built on a busy area used by pedestrians and cyclists en route to the town centre.
- There is not enough proposed car parking provision, object to part-demolition of family home, over development of existing site and not keeping in with the current scene.

- It was also suggested that a request for a party wall agreement.

23/02668/F – Bicester Park Unit 1 Charbridge Lane OX26 4SS

RESOLVED that Bicester Town Council has no objection to this planning application and welcome it to Bicester.

23/02748/ADV – Unit 2 Trinity House West Graven Hill Road Ambrosden OX25 2DR

RESOLVED that Bicester Town Council welcome this planning application.

23/02800/F – Heyfordian Travel Murdock Road Bicester OX26 4PP

RESOLVED that Bicester Town Council welcome this planning application.

105/ Amended plans

2324 RESOLVED that committee **NOTED** the attached amended plan.

106/ Refused Plans

2324 RESOLVED that committee **NOTED** the refused plans.

107/ Notification of planning decisions from Cherwell District Council

2324 RESOLVED that committee **NOTED** the planning decisions.

108/ Forward Plan

2324 RESOLVED that committee **REVIEWED** and **COMMENTED** on the forward plan.

Date of next Meeting: Tuesday 9 January 2024 at 19:00

Meeting closed: 8.52pm.

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 9th January 2024** at **19:00 hrs** at the **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS**.

Present:

Cllr Nick Cotter (Chairman)
Cllr Donna Ford
Cllr Dan Hallett
Cllr Rachel Mallows
Cllr Nicholas Mawer
Cllr Christopher Pruden
Cllr Les Sibley
Cllr Jim Webb
Cllr Paul Wheatley

In Attendance:

Paul Canning – Service Manager
Maria Galic – Administration Officer – Civic & Democratic

110/ Apologies for Absence

2324 RESOLVED that apologies for absence were received from Cllr Tom Beckett, Cllr Sam Holland and Cllr Damien Maguire.

111/ Declarations of Interest

2324 RESOLVED that declarations were received from the following Councillors:

- Cllr Nick Mawer – Due to being a member of CDC Social Housing Committee
- Cllr Jim Webb – Due to knowing the applicant for 44 Shearwater Drive
- Cllr Nick Cotter – Due to knowing the applicant for 44 Shearwater Drive

112/ Councillors are reminded to declare any interests on any item on this agenda in accordance with Bicester Town Council's Code of Conduct.

2324 RESOLVED that declarations were received from the following Councillors:

- Cllr Donna Ford – as a Councillor for Cherwell District Council and Oxfordshire County Council
- Cllr Christopher Pruden - as a Councillor for Cherwell District Council
- Cllr Les Sibley - as a Councillor for Cherwell District Council
- Cllr Nick Cotter - as a Councillor for Cherwell District Council

113/ Declarations of Interest for District & County Councillors

2324 Declarations of Interest for District & County Councillors

RESOLVED that declarations of interest were received from Cllr Donna Ford, Cllr Christopher Purden, Cllr Nicholas Mawer and Cllr Les Sibley as Cherwell District Councillors and Cllr Donna Ford and Cllr Les Sibley as Oxfordshire County Council on the Planning Committee will make their comment's and decisions based upon information

Minutes: PL09/2324: Planning Committee Meeting
Tuesday 9th January 2024

Page 1 of 4

Signed

Dated

available at the time of the meeting. It is accepted that District and County Councillors may come to different decisions in the light of more information being made available at District or County Planning meetings.

114/ Minutes of the Planning Meeting

2324 To confirm the **MINUTES** and **RESOLUTIONS** of the following Planning meeting:

- **PL06/2324 – 3rd October 2023**

UNRESOLVED that minutes from the following meeting were **REJECTED** due to requiring the following amendments being made:

- **PL07/2324 – 7th November 2023**

There were no declarations of interest. During the Public Session Cllr Donna Ford provided a verbal update regarding the Bicester Market Square. Cllr Paul Wheatley showing as present but had sent apologies.

RESOLVED that no declarations of interest were received rather than apologies for absence.

115/ Public Session

2324 In accordance with Standing Order 1 d-f, members of the public may make representations, ask questions and give evidence in respect of any item of business included in the agenda. Time allocated shall not exceed 10 minutes. No member shall speak for more than 2 minutes.

116/ Updates on large developments and associated issues

2324

117/ North West Bicester

2324 No report given

118/ Graven Hill

2324 No report given

119/ Other Business Strategic Sites

2324 Committee **CONSIDERED** and **COMMENTED** on the land required for the Cemetery

120/ Planning applications from Cherwell District Council

2324 **23/03048/F – 35 Churchill Road**

RESOLVED that Bicester Town Council has no objections to this planning application.

23/03210/F – 5 Barberry Place

RESOLVED that Bicester Town Council has no objections to this planning application.

23/03214/F – 173 Whitelands Way

RESOLVED that Bicester Town Council raise concerns over the planning application due to:

There are two applications at the same time.

23/03223/F – 71 Shannon Road

RESOLVED that Bicester Town Council has no objections to this planning application.

23/03268/F – Thomas Eddison House

RESOLVED that Bicester Town Council welcome this planning application.

23/03269/F – Cooperative Foods

RESOLVED that Bicester Town Council welcome this planning application.

23/03327/F – 68 Ravencroft

RESOLVED that Bicester Town Council has no objections to this planning application.

23/03338/F – 6 Eaves Road

RESOLVED that Bicester Town Council has noted this planning application.

23/03365/OUT – A2 Dominion Devs Ltd & Police and Criminology

RESOLVED that Bicester Town Council has no objections to this planning application and welcome the proposal.

23/03367/F – 34 Merganser Drive

RESOLVED that Bicester Town Council has noted and has no objections to this planning application.

23/03412/F – 230 Buckingham Road

RESOLVED that Bicester Town Council has no objections to this planning application.

23/03427/F – Land Adj 83 & 85 part of Car Park, Sheep Street

RESOLVED that Bicester Town Council welcome the proposal and would suggest installation of solar panels.

23/03431/F – 8 Hazel Grove

RESOLVED that Bicester Town Council has noted and has no objections to this planning application.

23/03440/MA56 – 51 Market Square

RESOLVED that Bicester Town Council welcome this planning application.

23/03473/F – 44 Shearwater Drive

RESOLVED that Bicester Town Council object to this planning application due to: Concerns of overdevelopment.

23/03482/ADV – 73 Sheep Street

RESOLVED that Bicester Town Council welcome the planning application.

23/03503/F – 9 Windsor Close

RESOLVED that Bicester Town Council has no objections to this planning application.

23/03526/F – 136 Anniversary Avenue East

RESOLVED that Bicester Town Council has noted the planning application.

23/03543/F – 16 Cypress Gardens

RESOLVED that Bicester Town Council has no objections to this planning application.

23/03554/LB – The Cottage, Kings Head Court

RESOLVED that Bicester Town Council welcome the planning application.

R3.0111/23 – Oxfordshire County Council Environment and Place County Hall
RESOLVED that Bicester Town Council has noted the planning application.

121/ Withdrawn plan

2324 RESOLVED that Committee **NOTED** the Withdrawn plans:

23/02604/DEMPA – Central Government Registrar , Waverley House, Queens Avenue

Committee **RESOLVED** that Bicester Town Council **STRONGLY** object to this application and question why the building is to be demolished and request it is kept as is for use by the local community. Waverley House (Old Magistrates Court) is acknowledged as being a safe, sound and habitable building, and therefore there is no justifiable reason for it to be demolished. The building is an important Landmark and a Heritage asset to Bicester.

122/ Notification of planning decisions from Cherwell District Council

2324 RESOLVED that Committee **REVIEWED** the planning decisions from Cherwell District Council.

123/ Forward Plan

2324 RESOLVED that Committee **REVIEWED** and **COMMENTED** on the Forward Plan.

Officers to arrange with A2 Dominion to attend the next planning meeting.

Meeting closed: 20:17 hrs

Date of next Meeting: Tuesday 6 February 2024 – 7pm, The Chamber Room, Garth House

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 6th February 2024** at **19:00 hrs** at the **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS.**

Present:

Cllr Nick Cotter (Chairman)
Cllr Tom Beckett
Cllr Donna Ford
Cllr Nicholas Mawer
Cllr Christopher Pruden
Cllr Les Sibley
Cllr Jim Webb
Cllr Paul Wheatley

In Attendance:

Paul Canning – Service Manager
Maria Galic – Administration Officer- Civic & Democratic

124/ Apologies for Absence

2324 RESOLVED that apologies for absence were received from Cllr Dan Hallett, Cllr Damien Maguire and Cllr Rachel Mallows.

125/ Declarations of Interest

2324 RESOLVED that declarations were received from the following councillors:

- Cllr Nick Cotter – Due to speaking to the applicant at 8 Epsom Way
- Cllr Nick Cotter and Cllr Christopher Pruden knowing the applicant for The Old Priory
- Cllr Nick Mawer – Due to being a member of Cherwell District Council Social Housing Committee

126/ Councillors are reminded to declare any interests on any item on this agenda in accordance with Bicester Town Council's Code of Conduct.

2324 RESOLVED that declarations were received from the following Councillors:

- Cllr Nick Cotter – As a councillor for Cherwell District Council
- Cllr Donna Ford – As a councillor for Cherwell District Council and Oxfordshire County Council
- Cllr Christopher Pruden – As a councillor for Cherwell District Council
- Cllr Les Sibley – As a councillor for Cherwell District Council

127/ Declarations of Interest for District & County Councillors

2324 RESOLVED that declarations of interest were received from Cllr Tom Beckett, Cllr Nick Cotter, Cllr Donna Ford, Cllr Christopher Pruden, Cllr Nicholas Mawer and Cllr Les Sibley as Cherwell District Councillors and Cllr Donna Ford and Cllr Les Sibley as Oxfordshire

Minutes: PL10/2324: Planning Committee Meeting
Tuesday 6th February 2024

Page 1 of 4

Signed

Dated

County Councillors on the Planning Committee will make their comment's and decisions based upon information available at the time of the meeting. It is accepted that District and County Councillors may come to different decisions in the light of more information being made available at District or County Planning meetings.

128/ Minutes of the Planning Meeting

2324 To confirm the **MINUTES** and **RESOLUTIONS** of the following Planning meeting:

- **PL10/2324 – 6th February 2024**
- **PL09/2324 – 9th January 2024**

To amend Cllr Christopher Pruden's declaration of interest by removing Oxfordshire County Council

- **PL07/2324 – 7th November 2023**

To amend Cllr Paul Wheatley's attendance as present

129/ Public Session

2324 In accordance with the Standing Order 1 d-f, members of the public may make representations, ask questions and give evidence in respect of any item of business included in the agenda. Time allocated shall not exceed 10 minutes. No member shall speak for more than 2 minutes.

130/ Updates on large developments and associated issues

2324

131/ North West Bicester

2324 Presentation held by A2 Dominion. The Committee **CONSIDERED** and **COMMENTED** on the plans for 1,000 new homes in North West Bicester.

132/ Graven Hill

2324 **RESOLVED** that no update was given.

133/ Other Business Strategic Sites

2324 **RESOLVED** that no update was given.

134/ Planning applications from Cherwell District Council

2324 **23/02878/OBL – Thames Valley Police Property Services Headquarters**

RESOLVED that Bicester Town Council did not comment on this planning application.

23/03456/LB – City to City Estates Ltd, 51 Market Square

RESOLVED that Bicester Town Council did not comment on this planning application.

23/03586/F – 124 Anniversary Avenue

RESOLVED that Bicester Town Council did not comment on this planning application.

23/03589/F – 7 Cedar Drive

RESOLVED that Bicester Town Council raise concerns with parking in this area.

23/03603/F – 122 Anniversary Avenue

RESOLVED that Bicester Town Council did not comment on this planning application.

23/03615/F – 3 The Oval

RESOLVED that Bicester Town Council object to this planning application due concerns of overdevelopment.

23/03618/F – 6 Blythe Place

RESOLVED that Bicester Town Council has no objections to this planning application but do have concerns of potential overdevelopment.

24/00011/F – 8 Epsom Way

RESOLVED that Bicester Town Council did not comment on this planning application.

24/00054/LB (24/00055/ADV) – Nationwide Building Society, 33 Market Square

RESOLVED that Bicester Town welcome this planning application.

24/0090/F – 27 Launton Road

RESOLVED that Bicester Town Council raise concerns of overdevelopment.

24/00106/F – Marigold View 53b Hamilton Close

RESOLVED that Bicester Town Council did not comment on this planning application.

24/0011/F – 53 Buckingham Road

RESOLVED that Bicester Town Council object to this planning application due to:

- overdevelopment of the site
- concerns that previous plans submitted have not been included in current planning

24/00113/F – 42 London Road

RESOLVED that Bicester Town Council did not comment on this planning application.

24/00124/LB – The Old Priory, Priory Lane

RESOLVED that Bicester Town Council did not comment on this planning application.

24/00131/F – 32 Kings End

RESOLVED that Bicester Town Council did not comment on this planning application.

24/00154/F – 42 Brashfield Road

RESOLVED that Bicester Town Council did not comment on this planning application.

R3.0114/23 – Oxfordshire County Council, Environment and Place County Hall

RESOLVED that Bicester Town Council did not comment on this planning application.

23/03073/HYBRID – PHL Ltd & Countryside Properties, Phase 2 SW Bicester

RESOLVED that Bicester Town Council have no objections to this planning application but do raise concerns over the limited number and proximity to local amenities available to residents such as a GP Surgery. Additionally, the Committee request financial contributions as per s106 of the Town and Country Planning Act 1990, in order to support raising funds for a new cemetery in Bicester.

135/ Notification of planning decisions from Cherwell District Council

2324 RESOLVED that Committee **REVIEWED** the planning decisions from Cherwell District Council.

136/ Withdrawn plan

Minutes: PL10/2324: Planning Committee Meeting
Tuesday 6th February 2024

Page 3 of 4

Signed

Dated

2324 RESOLVED that Committee **NOTED** the Withdrawn Plan.

137/ Refused

2324 RESOLVED that Committee **NOTED** the Refused Plan.

138/ Forward Plan

2324 RESOLVED that Committee **REVIEWED** and **COMMENTED** on the Forward Plan.

- Officers to arrange for A2 Dominion to return to present their final plan
- Town Clerk to update Councillors on the Market Square
- The addition of a 'Neighbourhood Plan' as a 5th element of the Forward Plan

Close of meeting: 20.26hrs

Date of next meeting: Tuesday 27th February 2024 – 7pm, The Chamber Room, Garth House

Date of next Meeting: Tuesday 27 February 2024 at 19:00

CLOSE OF MEETING: 20:26 hrs

New Applications Received Between 30/01/2024 and 19/02/2024

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
23/01226/OBL	16/02/2024	Laura Bell	Emma Lancaster	Axis J9 Phase 1 OS Parcel 4200 Adjoining Middleton Road

Proposal : Ward: North and Caversfield
Discharge of Clause 2.4 of Schedule 3 of the Section 106 Agreement of 21/03177/F

Observations :

24/00108/F	06/02/2024	Hansah Iqbal	Mr Steveb Dealtry	3 Foundation Square Ambroseden OX25 2AQ
-------------------	------------	--------------	-------------------	---

Proposal : Ward: South And Ambrosden
First floor rear extension

Observations :

24/00208/F	08/02/2024	Hansah Iqbal	Mr & Mrs Robinson	18 Windmill Avenue Bicester OX26 3DX
-------------------	------------	--------------	-------------------	--

Proposal : Ward: North And Caversfield
Single storey rear extension and front secondary entrance canopy

Observations :

24/00214/F	06/02/2024	Seva Lobov	Haithwell Ltd	12-14 Sheep Street Bicester OX26 6TB
-------------------	------------	------------	---------------	--

Proposal : Ward: East
Conversion of part of the first and the second floor to residential together with a set-back rear extension at second floor and a lightwell formed at first floor providing 10 flats, with retention of the ground floor and part of the first floor as a commercial unit

Observations :

24/00251/CDC	06/02/2024	Laura Bell	Cherwell District Council	Unit 14 Expeditionary Road Ambrosden OX25 2EJ
---------------------	------------	------------	---------------------------	--

Proposal : Ward: South And Ambrosden
New security fence to the vehicle parking areas

Observations :

24/00273/F	08/02/2024	Hansah Iqbal	Mr Fazio Gasparealessandro	42 Goodwood Close Bicester OX26 1AA
-------------------	------------	--------------	----------------------------	---

Proposal : Ward: South and Ambrosden
Garage conversion

Observations :

New Applications Received Between 30/01/2024 and 19/02/2024

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
24/00327/F	08/02/2024	Hansah Iqbal	Mr & Mrs Thurgood	8 Shannon Road Bicester OX26 2RH
Proposal : Ward: West Single storey rear extension & front porch extension Observations :				
24/00335/F	12/02/2024	Gemma Magnuson	Mr Pablo Snachez	26 Bryony Road Bicester OX26 3ZB
Proposal : Ward: North And Caversfield Installation of air source heat pump Observations :				
24/00382/F	19/02/2024	Tomaz Akhter	Mr Chris Morris	1 St Marys Close Bicester OX26 2BW
Proposal : Ward: West Single storey garage / workshop building to rear/side - re-submission of 23/01804/F Observations :				
Applications Received :- 10				
Amended Plans				
24/00223/F	01/02/2024	Seva Lobov	Mr D Lewis	Bicester Park Unit 1 Charbridge Lane Bicester OX26 4SS
Proposal : Ward: East Installation of 2 external battery units (revised location) Observations :				
Applications Received :- 10				

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Mon 19 February 2024

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

23/02758/F	Approved (With conditions)	8 Friend Way
23/03210/F	Approved (With conditions)	5 Barberry Place
23/03269/F	Approved (With conditions)	Cooperative Foods
23/03367/F	Approved (With conditions)	34 Merganser Drive
23/03412/F	Approved (With conditions)	230 Buckingham Road
23/03482/ADV	Approved (With conditions)	73 Sheep Street
23/03503/F	Approved (With conditions)	9 Windsor Close
23/03532/TCA	Approved (With conditions)	Northampton House 18 Church St
23/03589/F	Approved (With conditions)	7 Cedar Drive
R3.0083/23	Approved (With conditions)	Banbury Road Roundabout
R3.0108/23	Approved (With conditions)	Land near junction B4100

REFUSED PLANNING PERMISSIONS

23/02443/F	Refused	28 York Close
------------	---------	---------------

OTHER PLANNING DETAILS

14/01641/OUT	Withdrawn	Lad Adj to Bicester Road
--------------	-----------	--------------------------

Planning and Development

David Peckford, Assistant Director – Planning and Development



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

A2 Dominion South Ltd
6 Collins Street
Oxford
OX4 1NN

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA
www.cherwell.gov.uk

Please ask for: **Caroline Ford**
Email: **caroline.ford@cherwell-dc.gov.uk**

Direct Dial: **01295 221823**
Our Ref: **14/01641/OUT**

13 February 2024

Dear Sir/ Madam

WITHDRAWAL OF PLANNING APPLICATION

Application No.: 14/01641/OUT

Applicant's Name: A2 Dominion South Ltd

Proposal: Outline Application - To provide up to 900 residential dwellings (Class C3), commercial floor space (Class A1-A5, B1 and B2), leisure facilities (Class D2), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2 FE) (Class D1), secondary school up to 8 FE (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure, ancillary engineering and other operations

Location: Land Adj To Bicester Road And South West Of Avonbury Business Park Howes Lane Bicester

Parish(es): Bicester

Cherwell District Council, as Local Planning Authority, hereby confirms that the above-mentioned application has been **WITHDRAWN** by the applicant for the following reason:

The applicant chose to withdraw the application prior to the application being determined.

Yours faithfully

Assistant Director – Planning and Development



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Nest Architectural Ltd
Mr A Brown
Unit B3 GND FLR
Illuma Park
Gelders Hall Road
Shepshed
LE129NH

Full Planning Determination

Date Registered: 27th September 2023

Proposal: Erection of new two bedroom dwelling within the curtilage of No 28 York Close

Location: 28 York Close, Bicester, OX26 4XE

Parish(es): Bicester

REFUSAL OF PERMISSION FOR DEVELOPMENT

Cherwell District Council, as Local Planning Authority, hereby **REFUSES** to grant planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information. **THE REASONS FOR REFUSAL ARE SET OUT IN THE ATTACHED SCHEDULE.**

Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA

David Peckford

Assistant Director – Planning and Development

Date of Decision: 2nd February 2024

Checked by: Paul Ihringer

REASONS FOR REFUSAL

1. The proposed development, by virtue of the scale, design, span of the side elevation and proximity to the road would result in a visually incongruous form of development that would be overly dominant within the street scene and would fail to sympathetically integrate into the built environment or reinforce local distinctiveness and would adversely affect the character and appearance of the area. The proposal would therefore be contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policies C28 and C30 of the Cherwell Local Plan 1996, the Cherwell Residential Design Guide (2018), and Government guidance contained within the National Planning Policy Framework.
2. By reason of its design and insufficient visibility splays, the proposed vehicular access and parking space would be detrimental to highway safety. The proposal is therefore contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

PLANNING NOTES

1. For clarity, the following plans/documents were considered when determining the application:
 - Application form
 - Drawing number 28-YC-101 – [Property Plan]
 - Drawing number 28-YC-102 – [Proposed Site Layout]
 - Drawing number 28-YC-104 – [Proposed Block Plan]

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraph 38 of the National Planning Policy Framework, Cherwell Council has given consideration to whether amendments or additional information would overcome its concerns with the application, but unfortunately it has concluded that it would not be possible to resolve those concerns within the scope and timescales of this application. Cherwell Council has resolved that the application proposals do not amount to sustainable development and consent must accordingly be refused.

The case officer's report and recommendation in respect of this application provides a detailed assessment of the merits of the application when considered against current planning policy and guidance, including consideration of the issues raised by the comments received from consultees and members of the public. This report is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>.



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTES TO THE APPLICANT

REFUSAL OF PERMISSION

The Local Planning Authority has refused consent for the reasons set out in the schedule forming part of this notice of refusal. A further explanation of the reasons for the decision can be found in the planning officer's report, which can be viewed in Public Access via the council's web site.

If you wish to examine any of the development plans which set out the Local Planning Authority's policies and proposals for the development and use of land in its area, these are available for inspection on our website, or at the District Council offices, Bodicote House, Bodicote, during normal office hours.

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to refuse to grant planning permission or grant planning permission subject to conditions, you can appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal, then;

- For **Householder** applications you must do so within **12 weeks** of the date of the decision
Here: <https://www.gov.uk/appeal-householder-planning-decision>
- For **Minor Commercial** applications you must do so within **12 weeks** of the date of the decision
Here: <https://www.gov.uk/appeal-planning-decision>
- For **all other types** of planning applications, you must do so within **6 Months** of the date of the decision

Unless;

- The decision on the application relates to the same or substantially the same land and the development is already the **subject of an enforcement notice** then you must appeal within **28 days** of the date of the Local Planning Authority's decision on the planning application.
- If an **enforcement notice is served** relating to the same or substantially the same land and development as in your application and if you want to appeal the decision, then you must do so within **28 days** of the service of the enforcement notice, or 6 months (12 weeks for householder and minor commercial) of the date of this decision whichever is the sooner

Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel 0303 444 5000. Or online at <https://acp.planninginspectorate.gov.uk>**. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State refuses planning permission or approval for the development of land, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

**BICESTER TOWN COUNCIL
PLANNING COMMITTEE FORWARD PLAN**

Tuesday 16th April 2024

1. London Road level crossing
2. A41 Review
3. Market Square
4. Local Plan